HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2010

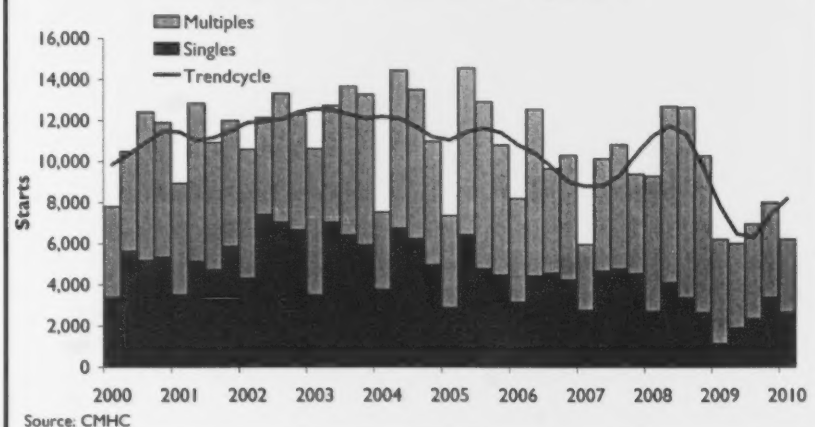
New Home Market

Strength in Low Rise Starts, High Rise Sales

Housing starts in the Greater Toronto Area (GTA) put in a flat performance during the first few months of the year due to a muted level of high rise activity. First-quarter apartment starts posted a fourth straight annual decrease in excess of 40 per cent, as foundations for only eight new condominium projects were poured. Projects that opened sales offices in 2008 have been slow to begin construction mainly due to lingering financial constraints. The size and complexity of buildings coming on stream has also lead to longer preparation times. Meanwhile, smaller scale low rise projects have been quickly getting off the ground. Single detached starts have bounced back to their pre-recession level in early 2008 and rows are one-third higher

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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than last year. The relatively short lead time from sale to construction start has allowed the sharp rise in homeownership demand to work its way into the construction industry for low rise homes.

After rising to a three-year high in the second half of 2009, sales for low rise homes have begun to moderate — signalling that lower starts are on the horizon. Seasonally adjusted first-quarter sales were down by about 10 per cent from the fourth quarter. Much of the slowdown in demand can be related to a declining inventory of available singles. The number of active project sites for detached homes fell to its lowest level in 10 years during the first quarter. Provincial housing density targets and the availability of serviceable land outside the built-up area of the GTA are affecting the supply of new singles. The HST is also starting to impact demand for more expensive homes given that the July 1 closing deadline to avoid the extra tax is just a few months away. As a result, builders and buyers have started shifting into town homes.

While high rise starts continue to trend lower, sales for new condominiums are hot – a precursor for starts down the road. Sales centre transactions remained above the previous peak achieved in 2007 with a record-setting first quarter. Renewed confidence amongst builders was displayed in a large number of new project openings during the first quarter, which attracted the attention of investors and first-time buyers. Sales of two-bedroom and larger units have also experienced strong growth in recent months. With the majority of unsold inventory in larger and more expensive units, developers and buyers have been eager to close on nearly-completed units before the HST deadline. In the red-hot downtown west area, two-bedroom units attracted the most sales during the first quarter.

Resale Market

Supply Starting to Catch Up to Demand

Some much needed supply arrived in the GTA resale market during the first quarter as new listings surged to a record level in March. The added inventory, however, did little to slow price growth. Buyers quickly pounced on these new offerings with sales continuing to hit new highs. First quarter seasonally adjusted sales topped the record set in Q4 by six per cent. It's become clear that house hunters are eager to take advantage of low interest rates while they last, while also avoiding extra costs associated with the introduction of the HST.

Unwavering demand from buyers means the GTA housing market is still favouring sellers and prices continued to move to new highs. The first quarter average selling price was up 20 per cent from the low recorded in the same period last year and nine per cent higher than the previous peak in Q4 2007. Despite the rise in prices, average monthly mortgage payments in the first quarter were still about 15 per cent below levels seen two years ago.

The rise in new listings in recent months has brought increased demand from move-up buyers. As a result, higher end homes have taken on a larger share of sales in GTA, which is also pushing up average selling price statistics. Nearly one quarter of homes sold in Q1 were priced above $500,000, whereas the average over the 2007-2009 period was in the 15 per cent range. Rising interest in relatively expensive homes has led to strong sales growth in areas such as Richmond Hill and Oakville.

Figure 2

Source: CMHC, adapted from MLS® data supplied by CREA

Even though average selling prices in the GTA have been climbing above $400,000 since the second half of last year, first-time buyers continued to remain active in more affordable areas of the GTA. Market conditions in Milton in the west and Ajax in the east have tightened considerably in recent months as demand for below-average priced low rise homes remains high. First-timers in search of a condominium in downtown Toronto found more selection in the first quarter – new listings were up by over 40 per cent compared to last year. Condo owners have been encouraged list their units in light of the strength in prices and a potential slowdown in demand as interest rates move higher.

Will a High Canadian Dollar Impact the Housing Market?

The loonie is now trading at par levels with the U.S. dollar, which will have some indirect effects on the GTA housing market – most of them are positive. A high Canadian dollar restrains inflation by making foreign prices less expensive, thereby limiting the need for higher interest rates. A strong dollar also typically signals rising commodity prices and foreign investment, which is good for corporate profits and the health of the financial sector – a key industry in the Toronto economy. While low interest rates and rising incomes no doubt promote homeownership demand, a rising Canadian dollar generally dampens demand for home-grown products and hurts employment in exporting sectors. This year, however, strengthening international demand arising from the global economic recovery is expected to overshadow the negative effects of the dollar. As inventories draw down and sales improve, factories will add shifts and hire back laid-off workers. Toronto's manufacturing industry has added 25,000 jobs so far this year despite the rise in the Canadian dollar.

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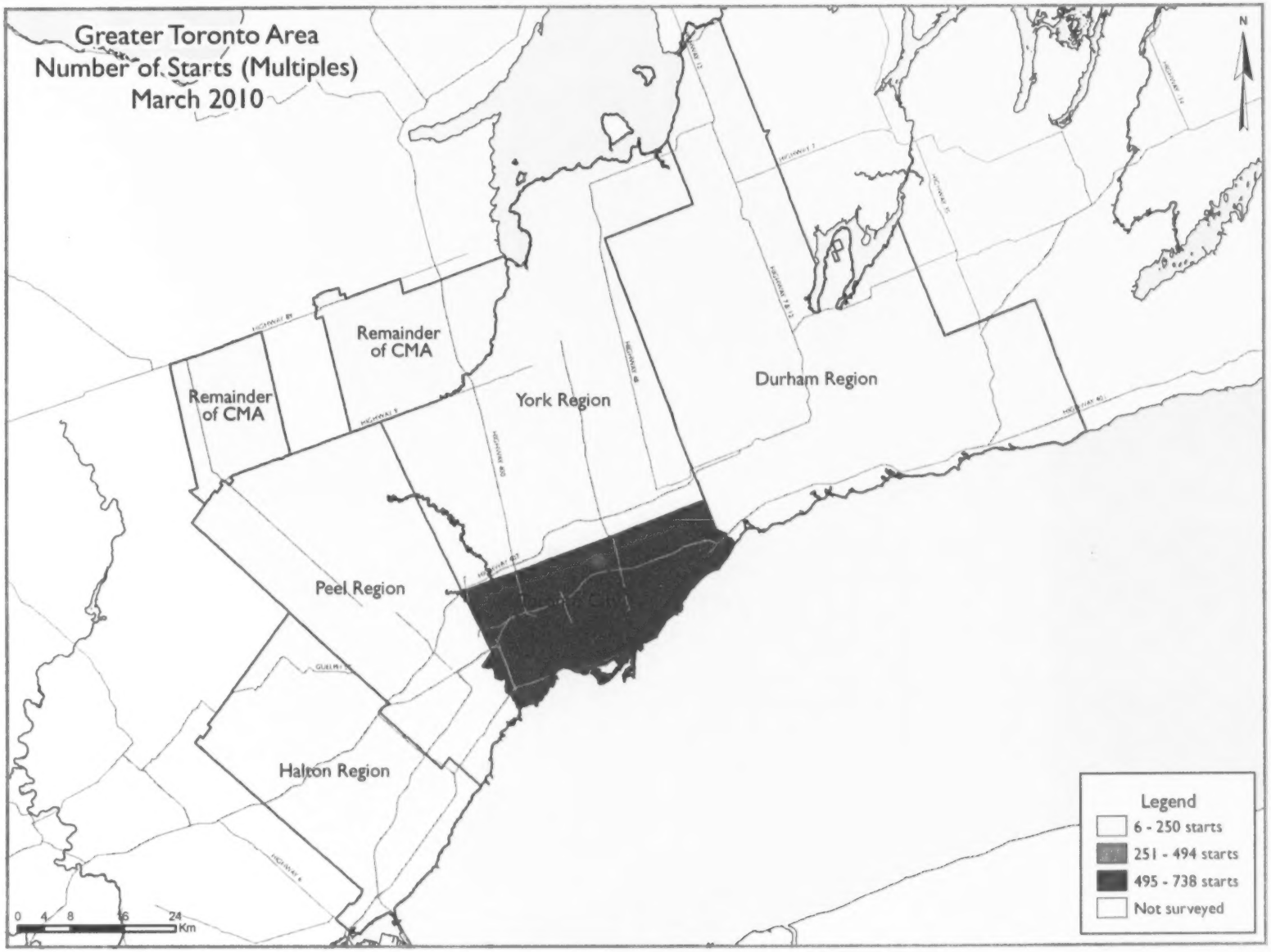
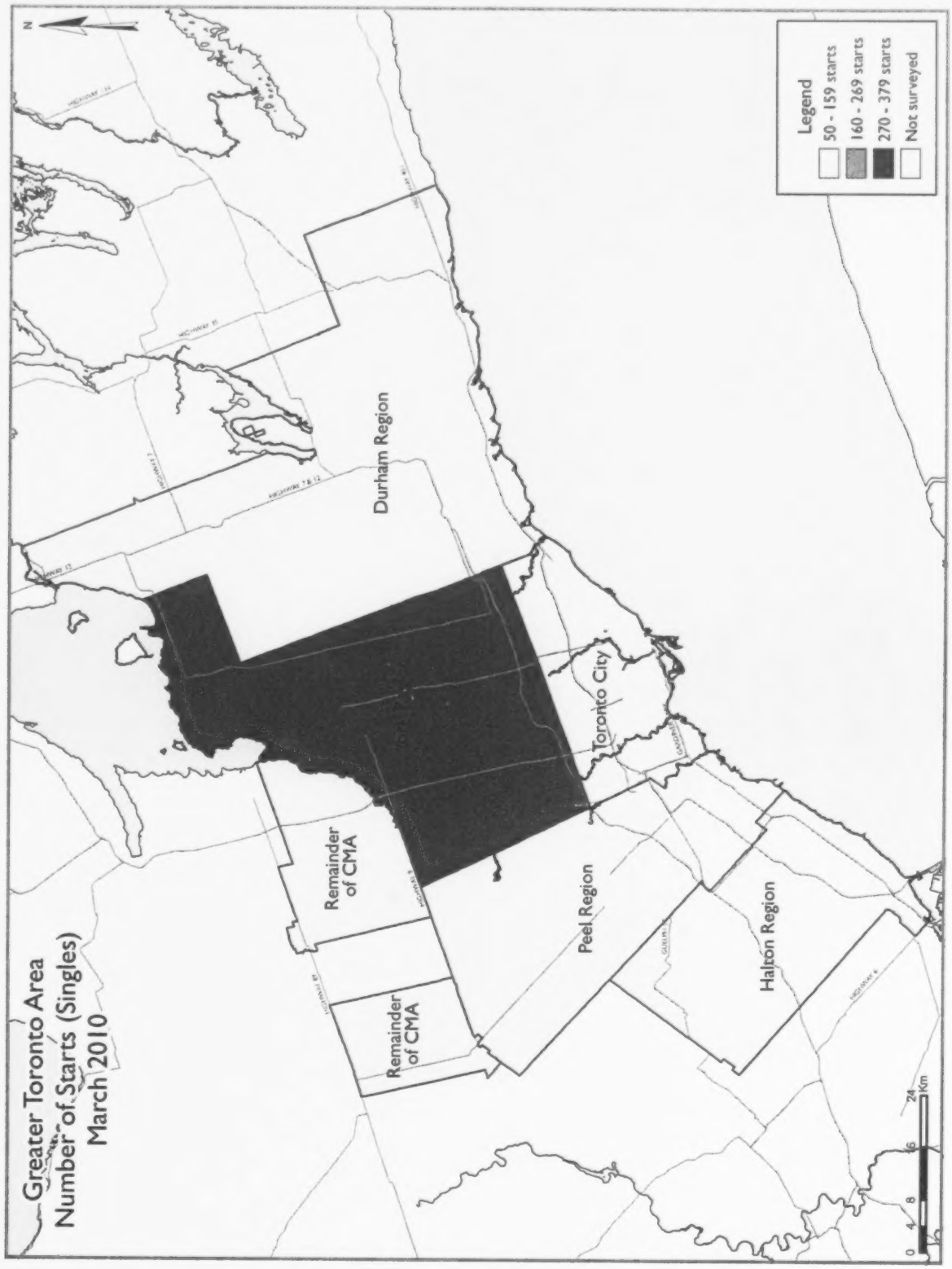
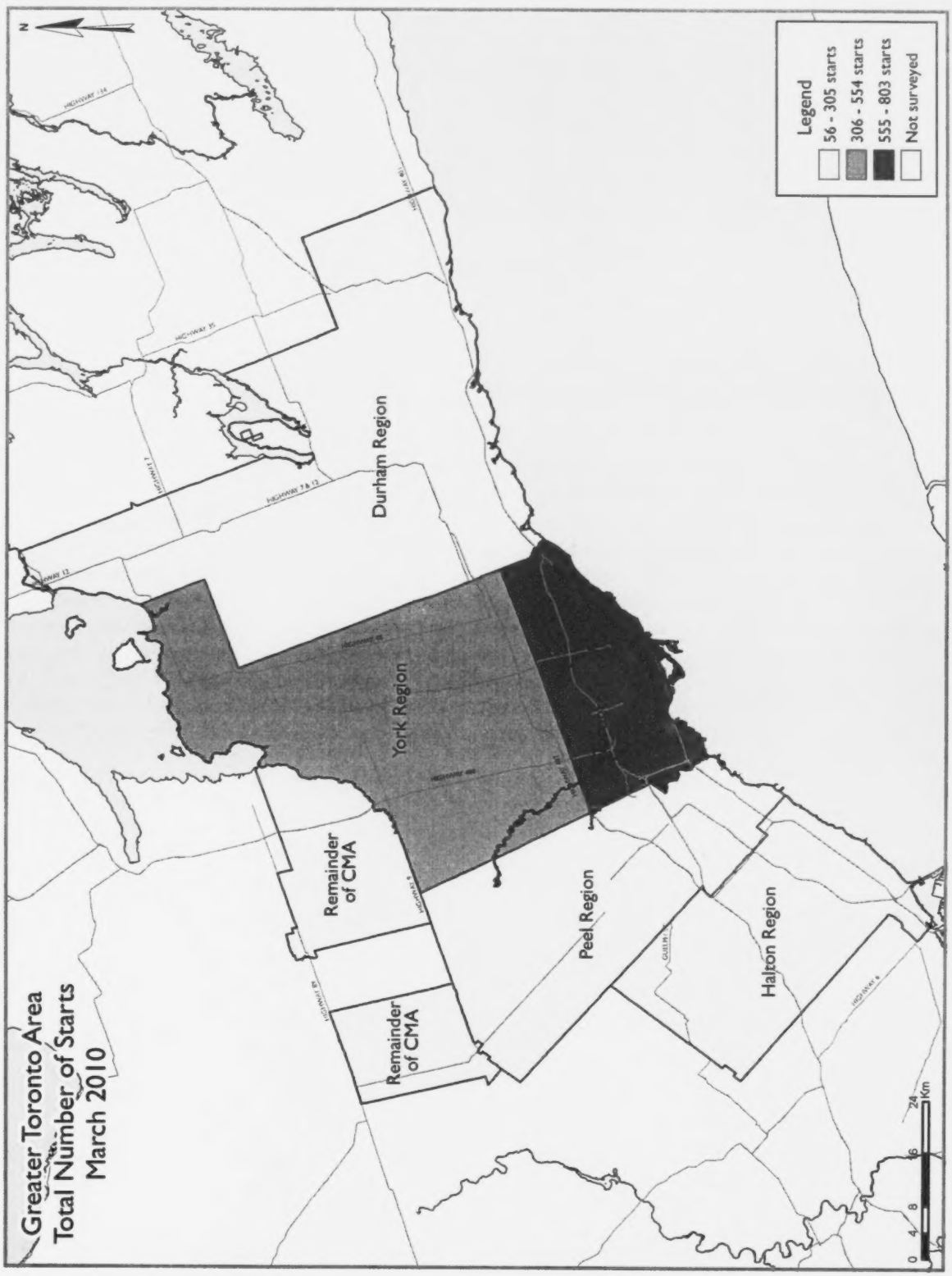
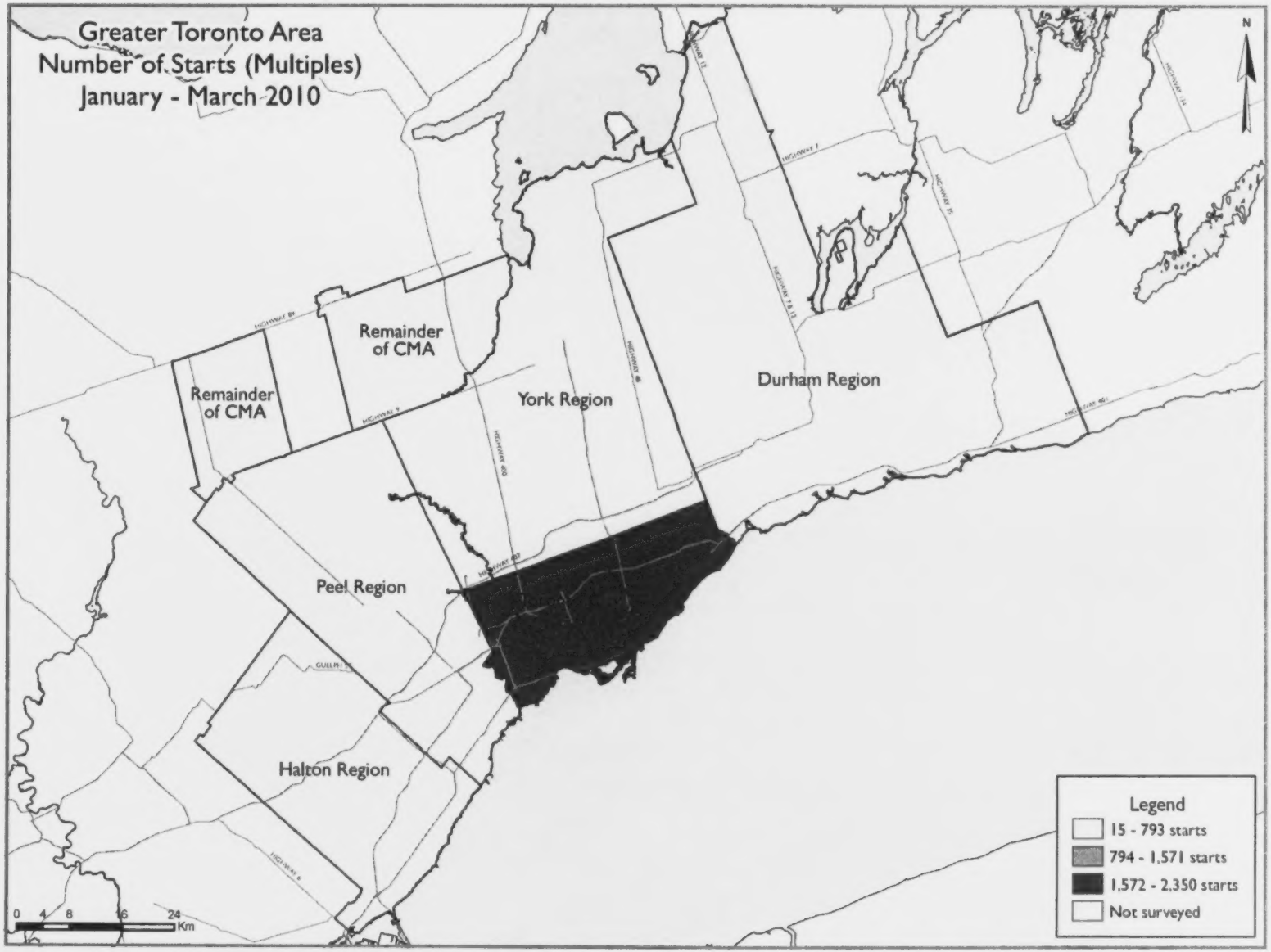
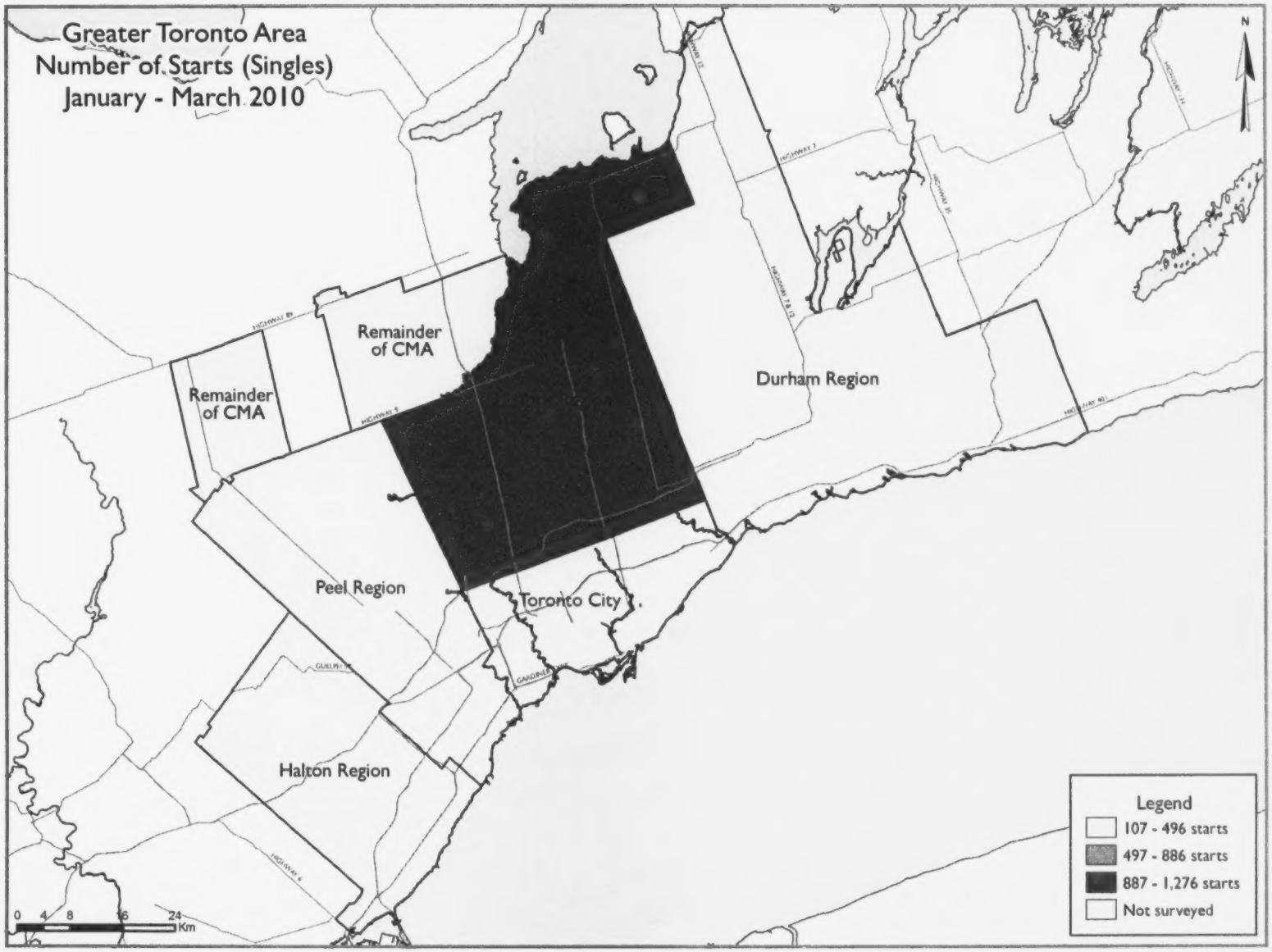
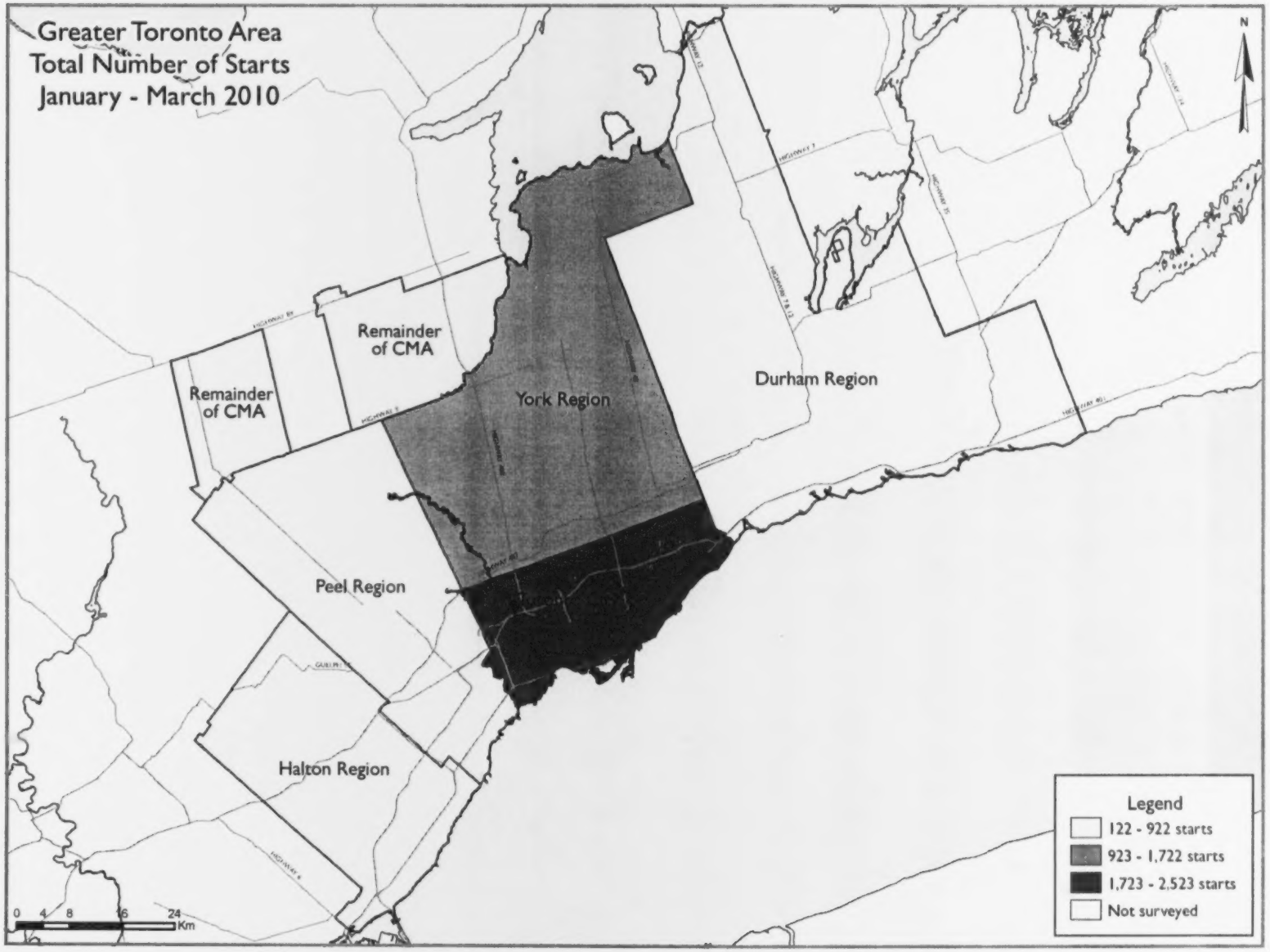

Greater Toronto Area
Number of Starts (Multiples)
March 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
6 - 250 starts
251 - 494 starts
495 - 738 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
March 2010
Legend
50 - 159 starts
160 - 269 starts
270 - 379 starts
Not surveyed
N
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
March 2010
Legend
56 - 305 starts
306 - 554 starts
555 - 803 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - March 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
15 - 793 starts
794 - 1,571 starts
1,572 - 2,350 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - March 2010
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
Legend
107 - 496 starts
497 - 886 starts
887 - 1,276 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
January - March 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24 Km
Legend
122 - 922 starts
923 - 1,722 starts
1,723 - 2,523 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	730	58	168	0	117	673	14	12	1,772
March 2009	295	156	74	8	115	2,273	0	0	2,921
% Change	147.5	-62.8	127.0	-100.0	1.7	-70.4	n/a	n/a	-39.3
Year-to-date 2010	2,373	260	545	7	244	1,517	14	709	5,669
Year-to-date 2009	1,094	430	353	24	221	3,772	0	10	5,904
% Change	116.9	-39.5	54.4	-70.8	10.4	-59.8	n/a	**	-4.0
UNDER CONSTRUCTION									
March 2010	6,946	1,160	2,581	72	1,113	33,964	22	3,136	49,023
March 2009	5,968	1,744	2,159	88	1,424	36,592	16	1,517	49,508
% Change	16.4	-33.5	19.5	-18.2	-21.8	-7.2	37.5	106.7	-1.0
COMPLETIONS									
March 2010	676	106	59	12	20	747	0	0	1,620
March 2009	758	220	196	3	106	564	0	123	1,970
% Change	-10.8	-51.8	-69.9	**	-81.1	32.4	n/a	-100.0	-17.8
Year-to-date 2010	1,945	458	182	22	51	2,347	0	225	5,230
Year-to-date 2009	2,389	524	611	10	293	3,246	0	147	7,220
% Change	-18.6	-12.6	-70.2	120.0	-82.6	-27.7	n/a	53.1	-27.6
COMPLETED & NOT ABSORBED									
March 2010	410	33	76	7	25	376	23	207	1,157
March 2009	646	66	113	2	40	291	16	91	1,265
% Change	-36.5	-50.0	-32.7	**	-37.5	29.2	43.8	127.5	-8.5
ABSORBED									
March 2010	690	101	75	9	15	732	3	27	1,652
March 2009	744	211	184	1	98	564	0	7	1,809
% Change	-7.3	-52.1	-59.2	**	-84.7	29.8	n/a	**	-8.7
Year-to-date 2010	1,959	462	244	21	47	2,266	3	52	5,054
Year-to-date 2009	2,346	513	582	8	274	3,248	0	115	7,086
% Change	-16.5	-9.9	-58.1	162.5	-82.8	-30.2	n/a	-54.8	-28.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	120	0	6	0	0	0	0	0	126
March 2009	16	0	0	0	0	0	0	0	16
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	328	0	6	0	0	0	0	0	334
Year-to-date 2009	68	0	0	0	0	0	0	0	68
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
March 2010	760	2	70	0	94	18	0	42	986
March 2009	747	0	165	0	127	155	0	3	1,197
% Change	1.7	n/a	-57.6	n/a	-26.0	-88.4	n/a	**	-17.6
COMPLETIONS									
March 2010	83	2	0	0	0	0	0	0	85
March 2009	114	2	7	0	4	0	0	0	127
% Change	-27.2	0.0	-100.0	n/a	-100.0	n/a	n/a	n/a	-33.1
Year-to-date 2010	217	2	8	0	12	0	3	0	242
Year-to-date 2009	281	2	43	0	23	0	0	0	349
% Change	-22.8	0.0	-81.4	n/a	-47.8	n/a	n/a	n/a	-30.7
COMPLETED & NOT ABSORBED									
March 2010	14	0	5	0	6	60	0	0	85
March 2009	26	0	34	0	32	54	0	0	146
% Change	-46.2	n/a	-85.3	n/a	-81.3	11.1	n/a	n/a	-41.8
ABSORBED									
March 2010	78	2	1	0	4	0	0	0	85
March 2009	121	2	5	0	3	0	0	0	131
% Change	-35.5	0.0	-80.0	n/a	33.3	n/a	n/a	n/a	-35.1
Year-to-date 2010	214	2	10	0	19	1	3	0	249
Year-to-date 2009	294	2	40	0	33	0	0	0	369
% Change	-27.2	0.0	-75.0	n/a	-42.4	n/a	n/a	n/a	-32.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2010	820	68	174	0	123	673	14	12	1,884
March 2009	301	156	74	0	115	2,363	0	0	3,009
% Change	172.4	-56.4	135.1	n/a	7.0	-71.5	n/a	n/a	-37.4
Year-to-date 2010	2,637	308	562	2	266	1,699	14	709	6,197
Year-to-date 2009	1,130	424	342	0	238	3,862	0	192	6,188
% Change	133.4	-27.4	64.3	n/a	11.8	-56.0	n/a	**	0.1
UNDER CONSTRUCTION									
March 2010	7,608	1,266	2,601	27	1,266	34,489	22	3,330	50,638
March 2009	6,761	1,740	2,291	59	1,745	37,253	16	1,602	51,467
% Change	12.5	-27.2	13.5	-54.2	-27.4	-7.4	37.5	107.9	-1.6
COMPLETIONS									
March 2010	751	112	48	7	23	747	0	82	1,770
March 2009	904	222	214	3	116	564	0	123	2,146
% Change	-16.9	-49.5	-77.6	133.3	-80.2	32.4	n/a	-33.3	-17.5
Year-to-date 2010	2,148	464	162	14	72	2,289	3	307	5,459
Year-to-date 2009	2,709	530	671	13	328	3,246	0	147	7,644
% Change	-20.7	-12.5	-75.9	7.7	-78.0	-29.5	n/a	108.8	-28.6
COMPLETED & NOT ABSORBED									
March 2010	426	48	85	7	37	423	23	207	1,256
March 2009	684	73	153	2	79	345	16	91	1,443
% Change	-37.7	-34.2	-44.4	**	-53.2	22.6	43.8	127.5	-13.0
ABSORBED									
March 2010	760	99	66	3	22	732	3	27	1,712
March 2009	883	214	189	1	101	564	0	7	1,959
% Change	-13.9	-53.7	-65.1	200.0	-78.2	29.8	n/a	**	-12.6
Year-to-date 2010	2,139	453	226	12	74	2,235	6	52	5,197
Year-to-date 2009	2,665	528	643	11	313	3,248	0	115	7,523
% Change	-19.7	-14.2	-64.9	9.1	-76.4	-31.2	n/a	-54.8	-30.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
March 2010	65	6	20	0	21	673	6	12	803
March 2009	29	58	0	0	0	1,195	0	0	1,282
York Region									
March 2010	379	28	82	0	24	0	0	0	513
March 2009	137	12	49	0	0	30	0	0	228
Peel Region									
March 2010	104	16	0	0	50	0	8	0	178
March 2009	17	50	11	0	112	1,048	0	0	1,238
Halton Region									
March 2010	129	18	14	0	28	0	0	0	189
March 2009	91	36	8	0	3	90	0	0	228
Durham Region									
March 2010	143	0	58	0	0	0	0	0	201
March 2009	27	0	6	0	0	0	0	0	33
Toronto CMA									
March 2010	730	58	168	0	117	673	14	12	1,772
March 2009	295	156	74	8	115	2,273	0	0	2,921
Oshawa CMA									
March 2010	120	0	6	0	0	0	0	0	126
March 2009	16	0	0	0	0	0	0	0	16
Greater Toronto Area									
March 2010	820	68	174	0	123	673	14	12	1,884
March 2009	301	156	74	0	115	2,363	0	0	3,009

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
March 2010	917	88	619	0	67	26,498	14	2,560	30,792
March 2009	1,090	342	873	0	67	27,041	0	1,106	30,519
York Region									
March 2010	3,044	506	937	1	272	3,202	0	120	8,082
March 2009	2,036	374	695	2	151	3,625	0	8	6,891
Peel Region									
March 2010	1,352	314	353	26	569	3,969	8	426	7,017
March 2009	1,511	680	199	50	865	5,358	16	403	9,082
Halton Region									
March 2010	1,125	288	333	0	260	802	0	182	2,990
March 2009	1,072	290	213	3	529	1,074	0	82	3,263
Durham Region									
March 2010	1,170	70	359	0	98	18	0	42	1,757
March 2009	1,052	54	311	4	133	155	0	3	1,712
Toronto CMA									
March 2010	6,946	1,160	2,581	72	1,113	33,964	22	3,136	49,023
March 2009	5,968	1,744	2,159	88	1,424	36,592	16	1,517	49,508
Oshawa CMA									
March 2010	760	2	70	0	94	18	0	42	986
March 2009	747	0	165	0	127	155	0	3	1,197
Greater Toronto Area									
March 2010	7,608	1,266	2,601	27	1,266	34,489	22	3,330	50,638
March 2009	6,761	1,740	2,291	59	1,745	37,253	16	1,602	51,467

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
March 2010	86	40	0	0	7	747	0	0	880
March 2009	45	92	0	0	12	429	0	89	667
York Region									
March 2010	402	42	11	0	0	0	0	0	455
March 2009	328	66	60	0	50	0	0	3	507
Peel Region									
March 2010	75	20	8	7	0	0	0	0	110
March 2009	194	42	50	2	0	135	0	25	448
Halton Region									
March 2010	74	8	29	0	10	0	0	82	203
March 2009	187	14	37	0	50	0	0	6	294
Durham Region									
March 2010	114	2	0	0	6	0	0	0	122
March 2009	150	8	67	1	4	0	0	0	230
Toronto CMA									
March 2010	676	106	59	12	20	747	0	0	1,620
March 2009	758	220	196	3	106	564	0	123	1,970
Oshawa CMA									
March 2010	83	2	0	0	0	0	0	0	85
March 2009	114	2	7	0	4	0	0	0	127
Greater Toronto Area									
March 2010	751	112	48	7	23	747	0	82	1,770
March 2009	904	222	214	3	116	564	0	123	2,146

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket March 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
March 2010	61	17	31	0	9	289	11	204	622
March 2009	123	20	55	0	9	236	14	61	518
York Region									
March 2010	6	2	13	0	12	32	0	0	65
March 2009	9	2	29	0	17	55	0	0	112
Peel Region									
March 2010	311	14	7	7	4	23	12	3	381
March 2009	436	43	12	2	3	0	2	24	522
Halton Region									
March 2010	29	15	19	0	6	19	0	0	88
March 2009	75	8	12	0	18	0	0	6	119
Durham Region									
March 2010	19	0	15	0	6	60	0	0	100
March 2009	41	0	45	0	32	54	0	0	172
Toronto CMA									
March 2010	410	33	76	7	25	376	23	207	1,157
March 2009	646	66	113	2	40	291	16	91	1,265
Oshawa CMA									
March 2010	14	0	5	0	6	60	0	0	85
March 2009	26	0	34	0	32	54	0	0	146
Greater Toronto Area									
March 2010	426	48	85	7	37	423	23	207	1,256
March 2009	684	73	153	2	79	345	16	91	1,443

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
March 2010	93	30	16	0	2	717	0	3	861
March 2009	43	89	2	0	12	416	0	0	562
York Region									
March 2010	400	42	12	0	0	14	0	0	468
March 2009	328	66	56	0	50	13	0	3	516
Peel Region									
March 2010	75	24	4	3	0	1	3	24	134
March 2009	179	36	40	0	0	135	0	4	394
Halton Region									
March 2010	80	1	33	0	10	0	0	0	124
March 2009	176	15	35	0	36	0	0	0	262
Durham Region									
March 2010	112	2	1	0	10	0	0	0	125
March 2009	157	8	56	1	3	0	0	0	225
Toronto CMA									
March 2010	690	101	75	9	15	732	3	27	1,652
March 2009	744	211	184	1	98	564	0	7	1,809
Oshawa CMA									
March 2010	78	2	1	0	4	0	0	0	85
March 2009	121	2	5	0	3	0	0	0	131
Greater Toronto Area									
March 2010	760	99	66	3	22	732	3	27	1,712
March 2009	883	214	189	1	101	564	0	7	1,959

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Toronto City	65	29	6	58	47	0	685	1,195	803	1,282	-37.4
Toronto	13	3	0	0	7	0	12	538	32	541	-94.1
East York	2	2	0	0	0	0	0	0	2	2	0.0
Etobicoke	9	0	6	0	0	0	655	196	670	196	**
North York	13	7	0	0	21	0	0	461	34	468	-92.7
Scarborough	27	17	0	58	13	0	18	0	58	75	-22.7
York	1	0	0	0	6	0	0	0	7	0	n/a
York Region	379	137	28	12	106	49	0	30	513	228	125.0
Aurora	45	19	0	10	0	0	0	0	45	29	55.2
East Gwillimbury	5	1	0	0	0	0	0	0	5	1	**
Georgina Township	9	1	0	0	0	0	0	0	9	1	**
King Township	20	0	16	0	0	0	0	0	36	0	n/a
Markham	10	17	0	0	0	20	0	0	10	37	-73.0
Newmarket	11	21	0	0	0	0	0	0	11	21	-47.6
Richmond Hill	95	8	0	2	72	15	0	0	167	25	**
Vaughan	107	26	0	0	10	14	0	30	117	70	67.1
Whitchurch-Stouffville	77	44	12	0	24	0	0	0	113	44	156.8
Peel Region	104	17	16	50	58	123	0	1,048	178	1,238	-85.6
Brampton	80	12	4	30	58	11	0	0	142	53	167.9
Caledon	19	0	4	0	0	0	0	0	23	0	n/a
Mississauga	5	5	8	20	0	112	0	1,048	13	1,185	-98.9
Halton Region	129	91	18	36	42	11	0	90	189	228	-17.1
Burlington	19	1	16	0	6	0	0	90	41	91	-54.9
Halton Hills	4	0	0	0	0	8	0	0	4	8	-50.0
Milton	99	83	0	36	14	3	0	0	113	122	-7.4
Oakville	7	7	2	0	22	0	0	0	31	7	**
Durham Region	143	27	0	0	58	6	0	0	201	33	**
Ajax	12	8	0	0	52	0	0	0	64	8	**
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	34	14	0	0	6	0	0	0	40	14	185.7
Oshawa	47	2	0	0	0	0	0	0	47	2	**
Pickering	9	2	0	0	0	6	0	0	9	8	12.5
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	39	0	0	0	0	0	0	0	39	0	n/a
Remainder of Toronto CMA	50	19	6	0	0	0	0	0	56	19	194.7
Bradford West Gwillimbury	33	10	0	0	0	0	0	0	33	10	**
Town of Mono	5	3	0	0	0	0	0	0	5	3	66.7
New Tecumseth	4	5	0	0	0	0	0	0	4	5	-20.0
Orangeville	8	1	6	0	0	0	0	0	14	1	**
Toronto CMA	730	303	58	156	299	189	685	2,273	1,772	2,921	-39.3
Oshawa CMA	120	16	0	0	6	0	0	0	126	16	**
Greater Toronto Area (GTA)	820	301	68	156	311	189	685	2,363	1,884	3,009	-37.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	173	121	18	110	90	115	2,242	2,696	2,523	3,042	-17.1
Toronto	36	10	4	0	29	9	526	1,478	595	1,497	-60.3
East York	10	8	0	0	0	0	0	0	10	8	25.0
Etobicoke	17	9	8	0	0	0	1,545	196	1,570	205	**
North York	42	36	0	46	27	23	0	461	69	566	-87.8
Scarborough	64	57	6	64	28	83	171	561	269	765	-64.8
York	4	1	0	0	6	0	0	0	10	1	**
York Region	1,276	477	136	44	249	171	0	38	1,661	730	127.5
Aurora	127	76	4	22	0	0	0	0	131	98	33.7
East Gwillimbury	16	5	0	2	8	0	0	0	24	7	**
Georgina Township	21	4	0	0	0	0	0	0	21	4	**
King Township	20	0	16	0	0	0	0	0	36	0	n/a
Markham	21	40	10	12	8	72	0	8	39	132	-70.5
Newmarket	62	95	0	4	0	70	0	0	62	169	-63.3
Richmond Hill	254	34	0	2	120	15	0	0	374	51	**
Vaughan	522	79	48	2	85	14	0	30	655	125	**
Whitchurch-Stouffville	233	144	58	0	28	0	0	0	319	144	121.5
Peel Region	338	130	74	168	203	199	26	1,048	641	1,545	-58.5
Brampton	238	122	50	36	127	11	26	0	441	169	160.9
Caledon	48	1	10	0	17	0	0	0	75	1	**
Mississauga	52	7	14	132	59	188	0	1,048	125	1,375	-90.9
Halton Region	445	292	80	102	179	74	182	172	886	640	38.4
Burlington	33	9	58	2	38	17	182	172	311	200	55.5
Halton Hills	30	13	0	0	23	8	0	0	53	21	152.4
Milton	364	251	20	100	36	27	0	0	420	378	11.1
Oakville	18	19	2	0	82	22	0	0	102	41	148.8
Durham Region	407	110	4	0	75	21	0	100	486	231	110.4
Ajax	56	30	4	0	69	4	0	0	129	34	**
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	103	31	0	0	6	0	0	0	109	31	**
Oshawa	154	27	0	0	0	0	0	0	154	27	**
Pickering	17	7	0	0	0	6	0	0	17	13	30.8
Scugog	3	1	0	0	0	0	0	100	3	101	-97.0
Uxbridge	1	3	0	0	0	11	0	0	1	14	-92.9
Whitby	71	10	0	0	0	0	0	0	71	10	**
Remainder of Toronto CMA	107	67	12	8	3	11	0	0	122	86	41.9
Bradford West Gwillimbury	50	29	0	8	0	0	0	0	50	37	35.1
Town of Mono	10	11	0	0	0	0	0	0	10	11	-9.1
New Tecumseth	19	23	2	0	0	11	0	0	21	34	-38.2
Orangeville	28	4	10	0	3	0	0	0	41	4	**
Toronto CMA	2,380	1,118	266	430	755	574	2,268	3,782	5,669	5,904	-4.0
Oshawa CMA	328	68	0	0	6	0	0	0	334	68	**
Greater Toronto Area (GTA)	2,639	1,130	312	424	796	580	2,450	4,054	6,197	6,188	0.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Toronto City	41	0	6	0	673	1,195	12	0
Toronto	7	0	0	0	0	538	12	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	655	196	0	0
North York	21	0	0	0	0	461	0	0
Scarborough	13	0	0	0	18	0	0	0
York	0	0	6	0	0	0	0	0
York Region	106	49	0	0	0	30	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	20	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	72	15	0	0	0	0	0	0
Vaughan	10	14	0	0	0	30	0	0
Whitchurch-Stouffville	24	0	0	0	0	0	0	0
Peel Region	50	123	8	0	0	1,048	0	0
Brampton	50	11	8	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	112	0	0	0	1,048	0	0
Halton Region	42	11	0	0	0	90	0	0
Burlington	6	0	0	0	0	90	0	0
Halton Hills	0	8	0	0	0	0	0	0
Milton	14	3	0	0	0	0	0	0
Oakville	22	0	0	0	0	0	0	0
Durham Region	58	6	0	0	0	0	0	0
Ajax	52	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	285	189	14	0	673	2,273	12	0
Oshawa CMA	6	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	297	189	14	0	673	2,363	12	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	84	115	6	0	1,559	2,694	683	2
Toronto	29	9	0	0	497	1,476	29	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,044	196	501	0
North York	27	23	0	0	0	461	0	0
Scarborough	28	83	0	0	18	561	153	0
York	0	0	6	0	0	0	0	0
York Region	249	171	0	0	0	30	0	8
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	8	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	72	0	0	0	0	0	8
Newmarket	0	70	0	0	0	0	0	0
Richmond Hill	120	15	0	0	0	0	0	0
Vaughan	85	14	0	0	0	30	0	0
Whitchurch-Stouffville	28	0	0	0	0	0	0	0
Peel Region	195	199	8	0	0	1,048	26	0
Brampton	119	11	8	0	0	0	26	0
Caledon	17	0	0	0	0	0	0	0
Mississauga	59	188	0	0	0	1,048	0	0
Halton Region	179	74	0	0	182	90	0	82
Burlington	38	17	0	0	182	90	0	82
Halton Hills	23	8	0	0	0	0	0	0
Milton	36	27	0	0	0	0	0	0
Oakville	82	22	0	0	0	0	0	0
Durham Region	75	21	0	0	0	0	0	100
Ajax	69	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	3	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	741	574	14	0	1,559	3,772	709	10
Oshawa CMA	6	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	782	580	14	0	1,741	3,862	709	192

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Toronto City	91	87	694	1,195	18	0	803	1,282
Toronto	20	3	0	538	12	0	32	541
East York	2	2	0	0	0	0	2	2
Etobicoke	15	0	655	196	0	0	670	196
North York	13	7	21	461	0	0	34	468
Scarborough	40	75	18	0	0	0	58	75
York	1	0	0	0	6	0	7	0
York Region	489	198	24	30	0	0	513	228
Aurora	45	29	0	0	0	0	45	29
East Gwillimbury	5	1	0	0	0	0	5	1
Georgina Township	9	1	0	0	0	0	9	1
King Township	36	0	0	0	0	0	36	0
Markham	10	37	0	0	0	0	10	37
Newmarket	11	21	0	0	0	0	11	21
Richmond Hill	167	25	0	0	0	0	167	25
Vaughan	117	40	0	30	0	0	117	70
Whitchurch-Stouffville	89	44	24	0	0	0	113	44
Peel Region	120	78	50	1,160	8	0	178	1,238
Brampton	84	53	50	0	8	0	142	53
Caledon	23	0	0	0	0	0	23	0
Mississauga	13	25	0	1,160	0	0	13	1,185
Halton Region	161	135	28	93	0	0	189	228
Burlington	35	1	6	90	0	0	41	91
Halton Hills	4	8	0	0	0	0	4	8
Milton	113	119	0	3	0	0	113	122
Oakville	9	7	22	0	0	0	31	7
Durham Region	201	33	0	0	0	0	201	33
Ajax	64	8	0	0	0	0	64	8
Brock	1	0	0	0	0	0	1	0
Clarington	40	14	0	0	0	0	40	14
Oshawa	47	2	0	0	0	0	47	2
Pickering	9	8	0	0	0	0	9	8
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	39	0	0	0	0	0	39	0
Remainder of Toronto CMA	56	11	0	8	0	0	56	19
Bradford West Gwillimbury	33	10	0	0	0	0	33	10
Town of Mono	5	0	0	3	0	0	5	3
New Tecumseth	4	0	0	5	0	0	4	5
Orangeville	14	1	0	0	0	0	14	1
Toronto CMA	956	525	790	2,396	26	0	1,772	2,921
Oshawa CMA	126	16	0	0	0	0	126	16
Greater Toronto Area (GTA)	1,062	531	796	2,478	26	0	1,884	3,009

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	296	346	1,538	2,694	689	2	2,523	3,042
Toronto	111	19	455	1,476	29	2	595	1,497
East York	10	8	0	0	0	0	10	8
Etobicoke	25	9	1,044	196	501	0	1,570	205
North York	48	105	21	461	0	0	69	566
Scarborough	98	204	18	561	153	0	269	765
York	4	1	0	0	6	0	10	1
York Region	1,628	692	33	30	0	8	1,661	730
Aurora	131	98	0	0	0	0	131	98
East Gwillimbury	24	7	0	0	0	0	24	7
Georgina Township	21	4	0	0	0	0	21	4
King Township	36	0	0	0	0	0	36	0
Markham	39	124	0	0	0	8	39	132
Newmarket	62	169	0	0	0	0	62	169
Richmond Hill	374	51	0	0	0	0	374	51
Vaughan	646	95	9	30	0	0	655	125
Whitchurch-Stouffville	295	144	24	0	0	0	319	144
Peel Region	481	309	126	1,236	34	0	641	1,545
Brampton	342	169	65	0	34	0	441	169
Caledon	69	1	6	0	0	0	75	1
Mississauga	70	139	55	1,236	0	0	125	1,375
Halton Region	616	418	270	140	0	82	886	640
Burlington	105	11	206	107	0	82	311	200
Halton Hills	53	21	0	0	0	0	53	21
Milton	420	351	0	27	0	0	420	378
Oakville	38	35	64	6	0	0	102	41
Durham Region	486	131	0	0	0	100	486	231
Ajax	129	34	0	0	0	0	129	34
Brock	2	1	0	0	0	0	2	1
Clarington	109	31	0	0	0	0	109	31
Oshawa	154	27	0	0	0	0	154	27
Pickering	17	13	0	0	0	0	17	13
Scugog	3	1	0	0	0	100	3	101
Uxbridge	1	14	0	0	0	0	1	14
Whitby	71	10	0	0	0	0	71	10
Remainder of Toronto CMA	115	62	7	24	0	0	122	86
Bradford West Gwillimbury	50	37	0	0	0	0	50	37
Town of Mono	9	1	1	10	0	0	10	11
New Tecumseth	15	20	6	14	0	0	21	34
Orangeville	41	4	0	0	0	0	41	4
Toronto CMA	3,178	1,877	1,768	4,017	723	10	5,669	5,904
Oshawa CMA	334	68	0	0	0	0	334	68
Greater Toronto Area (GTA)	3,507	1,896	1,967	4,100	723	192	6,197	6,188

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Toronto City	86	45	40	92	7	12	747	518	880	667	31.9
Toronto	10	8	0	6	0	0	420	518	430	532	-19.2
East York	2	7	0	0	0	0	0	0	2	7	-71.4
Etobicoke	13	8	0	0	0	0	0	0	13	8	62.5
North York	33	21	38	0	0	0	327	0	398	21	**
Scarborough	27	1	0	86	7	12	0	0	34	99	-65.7
York	1	0	2	0	0	0	0	0	3	0	n/a
York Region	402	328	42	66	11	110	0	3	455	507	-10.3
Aurora	13	22	2	0	0	0	0	0	15	22	-31.8
East Gwillimbury	2	0	0	2	11	0	0	0	13	2	**
Georgina Township	6	1	0	0	0	0	0	0	6	1	**
King Township	5	0	0	0	0	0	0	0	5	0	n/a
Markham	60	135	22	16	0	14	0	3	82	168	-51.2
Newmarket	27	33	0	0	0	0	0	0	27	33	-18.2
Richmond Hill	22	27	0	4	0	9	0	0	22	40	-45.0
Vaughan	192	82	8	28	0	62	0	0	200	172	16.3
Whitchurch-Stouffville	75	28	10	16	0	25	0	0	85	69	23.2
Peel Region	82	196	20	42	8	50	0	160	110	448	-75.4
Brampton	53	157	2	28	8	8	0	0	63	193	-67.4
Caledon	1	11	0	2	0	3	0	25	1	41	-97.6
Mississauga	28	28	18	12	0	39	0	135	46	214	-78.5
Halton Region	74	187	8	14	39	87	82	6	203	294	-31.0
Burlington	17	55	8	0	8	9	82	0	115	64	79.7
Halton Hills	0	10	0	0	0	14	0	0	0	24	-100.0
Milton	30	73	0	12	14	48	0	6	44	139	-68.3
Oakville	27	49	0	2	17	16	0	0	44	67	-34.3
Durham Region	114	151	2	8	6	71	0	0	122	230	-47.0
Ajax	21	23	0	6	0	12	0	0	21	41	-48.8
Brock	0	2	0	0	0	8	0	0	0	10	-100.0
Clarington	27	33	0	0	0	0	0	0	27	33	-18.2
Oshawa	23	35	2	0	0	0	0	0	25	35	-28.6
Pickering	4	10	0	0	0	40	0	0	4	50	-92.0
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	5	2	0	0	6	0	0	0	11	2	**
Whitby	33	46	0	2	0	11	0	0	33	59	-44.1
Remainder of Toronto CMA	31	25	4	0	16	0	0	0	51	25	104.0
Bradford West Gwillimbury	10	17	4	0	6	0	0	0	20	17	17.6
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	16	1	0	0	0	0	0	0	16	1	**
Orangeville	2	3	0	0	10	0	0	0	12	3	**
Toronto CMA	688	761	106	220	79	302	747	687	1,620	1,970	-17.8
Oshawa CMA	83	114	2	2	0	11	0	0	85	127	-33.1
Greater Toronto Area (GTA)	758	907	112	222	71	330	829	687	1,770	2,146	-17.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	209	178	100	146	30	152	2,187	3,208	2,526	3,684	-31.4
Toronto	29	29	0	6	0	36	1,383	2,868	1,412	2,939	-52.0
East York	10	12	2	0	0	0	198	0	210	12	**
Etobicoke	25	26	4	0	0	0	127	0	156	26	**
North York	89	82	88	0	0	91	479	228	656	401	63.6
Scarborough	55	27	4	140	7	12	0	112	66	291	-77.3
York	1	2	2	0	23	13	0	0	26	15	73.3
York Region	1,068	1,168	198	174	39	348	0	19	1,305	1,709	-23.6
Aurora	28	91	18	0	0	17	0	0	46	108	-57.4
East Gwillimbury	6	9	0	6	23	4	0	0	29	19	52.6
Georgina Township	13	15	0	0	0	0	0	0	13	15	-13.3
King Township	8	3	0	0	0	0	0	0	8	3	166.7
Markham	239	445	82	100	0	74	0	19	321	638	-49.7
Newmarket	70	103	0	0	16	0	0	0	86	103	-16.5
Richmond Hill	44	51	8	6	0	9	0	0	52	66	-21.2
Vaughan	523	342	46	40	0	72	0	0	569	454	25.3
Whitchurch-Stouffville	137	109	44	22	0	172	0	0	181	303	-40.3
Peel Region	242	512	116	118	47	76	327	160	732	866	-15.5
Brampton	166	416	26	102	33	20	30	0	255	538	-52.6
Caledon	2	20	0	4	0	3	0	25	2	52	-96.2
Mississauga	74	76	90	12	14	53	297	135	475	276	72.1
Halton Region	283	418	32	36	82	219	82	6	479	679	-29.5
Burlington	57	101	22	8	16	19	82	0	177	128	38.3
Halton Hills	11	13	0	0	13	14	0	0	24	27	-11.1
Milton	148	182	10	24	14	162	0	6	172	374	-54.0
Oakville	67	122	0	4	39	24	0	0	106	150	-29.3
Durham Region	360	446	18	60	39	200	0	0	417	706	-40.9
Ajax	103	109	16	58	10	22	0	0	129	189	-31.7
Brock	17	11	0	0	0	8	0	0	17	19	-10.5
Clarington	62	82	0	0	0	0	0	0	62	82	-24.4
Oshawa	70	89	2	0	17	24	0	0	89	113	-21.2
Pickering	10	22	0	0	0	98	0	0	10	120	-91.7
Scugog	5	1	0	0	0	0	0	0	5	1	**
Uxbridge	8	22	0	0	6	6	0	0	14	28	-50.0
Whitby	85	110	0	2	6	42	0	0	91	154	-40.9
Remainder of Toronto CMA	101	71	20	2	33	0	58	0	212	73	190.4
Bradford West Gwillimbury	49	54	10	2	6	0	0	0	65	56	16.1
Town of Mono	6	4	0	0	0	0	0	0	6	4	50.0
New Tecumseth	40	4	2	0	0	0	0	0	42	4	**
Orangeville	6	9	8	0	27	0	58	0	99	9	**
Toronto CMA	1,967	2,399	460	526	231	902	2,572	3,393	5,230	7,220	-27.6
Oshawa CMA	217	281	2	2	23	66	0	0	242	349	-30.7
Greater Toronto Area (GTA)	2,162	2,722	464	534	237	995	2,596	3,393	5,459	7,644	-28.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Toronto City	7	12	0	0	747	429	0	89
Toronto	0	0	0	0	420	429	0	89
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	327	0	0	0
Scarborough	7	12	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	11	110	0	0	0	0	0	3
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	11	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	14	0	0	0	0	0	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	9	0	0	0	0	0	0
Vaughan	0	62	0	0	0	0	0	0
Whitchurch-Stouffville	0	25	0	0	0	0	0	0
Peel Region	8	50	0	0	0	135	0	25
Brampton	8	8	0	0	0	0	0	0
Caledon	0	3	0	0	0	0	0	25
Mississauga	0	39	0	0	0	135	0	0
Halton Region	39	87	0	0	0	0	82	6
Burlington	8	9	0	0	0	0	82	0
Halton Hills	0	14	0	0	0	0	0	0
Milton	14	48	0	0	0	0	0	6
Oakville	17	16	0	0	0	0	0	0
Durham Region	6	71	0	0	0	0	0	0
Ajax	0	12	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	40	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	0	0	0	0	0	0	0
Whitby	0	11	0	0	0	0	0	0
Remainder of Toronto CMA	16	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	10	0	0	0	0	0	0	0
Toronto CMA	79	302	0	0	747	564	0	123
Oshawa CMA	0	11	0	0	0	0	0	0
Greater Toronto Area (GTA)	71	330	0	0	747	564	82	123

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	30	152	0	0	1,992	3,111	195	97
Toronto	0	36	0	0	1,188	2,771	195	97
East York	0	0	0	0	198	0	0	0
Etobicoke	0	0	0	0	127	0	0	0
North York	0	91	0	0	479	228	0	0
Scarborough	7	12	0	0	0	112	0	0
York	23	13	0	0	0	0	0	0
York Region	39	348	0	0	0	0	0	19
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	23	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	74	0	0	0	0	0	19
Newmarket	16	0	0	0	0	0	0	0
Richmond Hill	0	9	0	0	0	0	0	0
Vaughan	0	72	0	0	0	0	0	0
Whitchurch-Stouffville	0	172	0	0	0	0	0	0
Peel Region	47	76	0	0	297	135	30	25
Brampton	33	20	0	0	0	0	30	0
Caledon	0	3	0	0	0	0	0	25
Mississauga	14	53	0	0	297	135	0	0
Halton Region	82	219	0	0	0	0	82	6
Burlington	16	19	0	0	0	0	82	0
Halton Hills	13	14	0	0	0	0	0	0
Milton	14	162	0	0	0	0	0	6
Oakville	39	24	0	0	0	0	0	0
Durham Region	36	200	3	0	0	0	0	0
Ajax	10	22	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	14	24	3	0	0	0	0	0
Pickering	0	98	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	6	0	0	0	0	0	0
Whitby	6	42	0	0	0	0	0	0
Remainder of Toronto CMA	33	0	0	0	58	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	27	0	0	0	58	0	0	0
Toronto CMA	231	902	0	0	2,347	3,246	225	147
Oshawa CMA	20	66	3	0	0	0	0	0
Greater Toronto Area (GTA)	234	995	3	0	2,289	3,246	307	147

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Toronto City	126	137	754	441	0	89	880	667
Toronto	10	14	420	429	0	89	430	532
East York	2	7	0	0	0	0	2	7
Etobicoke	13	8	0	0	0	0	13	8
North York	71	21	327	0	0	0	398	21
Scarborough	27	87	7	12	0	0	34	99
York	3	0	0	0	0	0	3	0
York Region	455	454	0	50	0	3	455	507
Aurora	15	22	0	0	0	0	15	22
East Gwillimbury	13	2	0	0	0	0	13	2
Georgina Township	6	1	0	0	0	0	6	1
King Township	5	0	0	0	0	0	5	0
Markham	82	165	0	0	0	3	82	168
Newmarket	27	33	0	0	0	0	27	33
Richmond Hill	22	40	0	0	0	0	22	40
Vaughan	200	122	0	50	0	0	200	172
Whitchurch-Stouffville	85	69	0	0	0	0	85	69
Peel Region	103	286	7	137	0	25	110	448
Brampton	56	193	7	0	0	0	63	193
Caledon	1	14	0	2	0	25	1	41
Mississauga	46	79	0	135	0	0	46	214
Halton Region	111	238	10	50	82	6	203	294
Burlington	30	58	3	6	82	0	115	64
Halton Hills	0	14	0	10	0	0	0	24
Milton	44	115	0	18	0	6	44	139
Oakville	37	51	7	16	0	0	44	67
Durham Region	116	225	6	5	0	0	122	230
Ajax	21	41	0	0	0	0	21	41
Brock	0	10	0	0	0	0	0	10
Clarington	27	33	0	0	0	0	27	33
Oshawa	25	35	0	0	0	0	25	35
Pickering	4	50	0	0	0	0	4	50
Scugog	1	0	0	0	0	0	1	0
Uxbridge	5	1	6	1	0	0	11	2
Whitby	33	55	0	4	0	0	33	59
Remainder of Toronto CMA	46	25	5	0	0	0	51	25
Bradford West Gwillimbury	20	17	0	0	0	0	20	17
Town of Mono	1	4	2	0	0	0	3	4
New Tecumseth	13	1	3	0	0	0	16	1
Orangeville	12	3	0	0	0	0	12	3
Toronto CMA	841	1,174	779	673	0	123	1,620	1,970
Oshawa CMA	85	123	0	4	0	0	85	127
Greater Toronto Area (GTA)	911	1,340	777	683	82	123	1,770	2,146

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	332	417	1,999	3,170	195	97	2,526	3,684
Toronto	29	47	1,188	2,795	195	97	1,412	2,939
East York	12	12	198	0	0	0	210	12
Etobicoke	29	26	127	0	0	0	156	26
North York	177	150	479	251	0	0	656	401
Scarborough	59	167	7	124	0	0	66	291
York	26	15	0	0	0	0	26	15
York Region	1,305	1,583	0	107	0	19	1,305	1,709
Aurora	46	108	0	0	0	0	46	108
East Gwillimbury	29	19	0	0	0	0	29	19
Georgina Township	13	15	0	0	0	0	13	15
King Township	8	3	0	0	0	0	8	3
Markham	321	608	0	11	0	19	321	638
Newmarket	86	103	0	0	0	0	86	103
Richmond Hill	52	66	0	0	0	0	52	66
Vaughan	569	394	0	60	0	0	569	454
Whitchurch-Stouffville	181	267	0	36	0	0	181	303
Peel Region	383	701	319	140	30	25	732	866
Brampton	210	538	15	0	30	0	255	538
Caledon	2	22	0	5	0	25	2	52
Mississauga	171	141	304	135	0	0	475	276
Halton Region	358	533	39	140	82	6	479	679
Burlington	84	113	11	15	82	0	177	128
Halton Hills	19	17	5	10	0	0	24	27
Milton	172	277	0	91	0	6	172	374
Oakville	83	126	23	24	0	0	106	150
Durham Region	396	676	18	30	3	0	417	706
Ajax	129	189	0	0	0	0	129	189
Brock	17	19	0	0	0	0	17	19
Clarington	62	82	0	0	0	0	62	82
Oshawa	80	113	6	0	3	0	89	113
Pickering	10	120	0	0	0	0	10	120
Scugog	5	1	0	0	0	0	5	1
Uxbridge	8	21	6	7	0	0	14	28
Whitby	85	131	6	23	0	0	91	154
Remainder of Toronto CMA	144	73	68	0	0	0	212	73
Bradford West Gwillimbury	65	56	0	0	0	0	65	56
Town of Mono	3	4	3	0	0	0	6	4
New Tecumseth	35	4	7	0	0	0	42	4
Orangeville	41	9	58	0	0	0	99	9
Toronto CMA	2,585	3,524	2,420	3,549	225	147	5,230	7,220
Oshawa CMA	227	326	12	23	3	0	242	349
Greater Toronto Area (GTA)	2,774	3,910	2,375	3,587	310	147	5,459	7,644

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
March 2010	2	2.2	4	4.3	12	12.9	8	8.6	67	72.0	93	995,000	1,283,206
March 2009	0	0.0	0	0.0	0	0.0	2	4.7	41	95.3	43	950,000	982,164
Year-to-date 2010	7	3.3	7	3.3	23	10.8	22	10.3	154	72.3	213	949,990	1,216,309
Year-to-date 2009	8	4.6	3	1.7	3	1.7	25	14.4	135	77.6	174	907,000	980,549
Toronto													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,495,500	1,737,600
March 2009	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	1,200,000	1,429,106
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	12.1	29	87.9	33	1,200,000	1,365,697
East York													
March 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
March 2009	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	995,000	1,050,900
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	895,000	1,038,692
Etobicoke													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,797,650	1,769,607
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	1,369,900	1,561,683
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	900,000	912,524
North York													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,544,400	1,576,113
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	970,000	1,005,907
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	2.2	88	97.8	90	1,448,500	1,494,710
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	2.6	74	97.4	76	959,000	1,013,586
Scarborough													
March 2010	2	7.4	4	14.8	12	44.4	7	25.9	2	7.4	27	490,990	513,718
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	7	12.7	7	12.7	23	41.8	14	25.5	4	7.3	55	490,990	504,812
Year-to-date 2009	8	29.6	3	11.1	3	11.1	12	44.4	1	3.7	27	469,990	492,775
York													
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
March 2010	48	12.3	63	16.2	43	11.0	222	56.9	14	3.6	390	544,400	539,062
March 2009	47	14.3	67	20.4	99	30.2	98	29.9	17	5.2	328	475,980	506,717
Year-to-date 2010	100	9.4	168	15.8	150	14.1	598	56.1	50	4.7	1,066	545,945	548,860
Year-to-date 2009	132	11.3	190	16.3	245	21.0	528	45.3	70	6.0	1,165	507,990	538,910
Aurora													
March 2010	0	0.0	1	7.7	4	30.8	4	30.8	4	30.8	13	533,990	638,917
March 2009	0	0.0	4	18.2	3	13.6	14	63.6	1	4.5	22	553,490	561,226
Year-to-date 2010	0	0.0	4	14.3	8	28.6	11	39.3	5	17.9	28	514,945	588,470
Year-to-date 2009	1	1.1	12	13.2	29	31.9	47	51.6	2	2.2	91	519,900	526,736
East Gwillimbury													
March 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2009	3	33.3	1	11.1	0	0.0	1	11.1	4	44.4	9	--	--
Georgina Township													
March 2010	4	66.7	0	0.0	0	0.0	1	16.7	1	16.7	6	--	--
March 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	9	69.2	0	0.0	0	0.0	2	15.4	2	15.4	13	297,990	464,298
Year-to-date 2009	13	86.7	1	6.7	0	0.0	1	6.7	0	0.0	15	349,900	370,657
King Township													
March 2010	0	0.0	4	80.0	0	0.0	1	20.0	0	0.0	5	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	4	44.4	0	0.0	3	33.3	2	22.2	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Markham													
March 2010	2	3.3	7	11.7	3	5.0	46	76.7	2	3.3	60	541,490	556,865
March 2009	19	14.1	35	25.9	64	47.4	17	12.6	0	0.0	135	459,990	454,922
Year-to-date 2010	6	2.5	46	19.2	50	20.8	130	54.2	8	3.3	240	519,945	542,676
Year-to-date 2009	24	5.4	82	18.5	125	28.2	208	46.8	5	1.1	444	495,990	525,133
Newmarket													
March 2010	7	25.0	12	42.9	6	21.4	3	10.7	0	0.0	28	429,400	445,803
March 2009	23	69.7	5	15.2	5	15.2	0	0.0	0	0.0	33	376,990	388,568
Year-to-date 2010	27	38.6	22	31.4	14	20.0	7	10.0	0	0.0	70	428,900	429,861
Year-to-date 2009	77	74.8	11	10.7	11	10.7	4	3.9	0	0.0	103	357,990	384,891
Richmond Hill													
March 2010	1	4.8	13	61.9	3	14.3	4	19.0	0	0.0	21	441,990	462,481
March 2009	0	0.0	4	14.8	6	22.2	8	29.6	9	33.3	27	569,990	668,205
Year-to-date 2010	1	2.3	19	43.2	10	22.7	14	31.8	0	0.0	44	450,990	501,283
Year-to-date 2009	0	0.0	7	13.7	12	23.5	17	33.3	15	29.4	51	548,990	677,137
Vaughan													
March 2010	3	1.6	5	2.6	16	8.4	159	83.7	7	3.7	190	613,400	599,698
March 2009	2	2.4	12	14.6	6	7.3	56	68.3	6	7.3	82	551,400	581,514
Year-to-date 2010	7	1.3	32	6.1	40	7.6	420	79.5	29	5.5	528	594,990	596,187
Year-to-date 2009	6	1.8	42	12.4	25	7.4	235	69.1	32	9.4	340	558,490	597,670
Whitchurch-Stouffville													
March 2010	29	44.6	21	32.3	11	16.9	4	6.2	0	0.0	65	415,900	406,479
March 2009	2	7.1	7	25.0	15	53.6	3	10.7	1	3.6	28	460,900	484,223
Year-to-date 2010	47	36.7	40	31.3	28	21.9	11	8.6	2	1.6	128	417,490	433,220
Year-to-date 2009	8	7.3	34	31.2	43	39.4	14	12.8	10	9.2	109	461,165	497,458

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
March 2010	21	26.9	13	16.7	8	10.3	33	42.3	3	3.8	78	480,900	496,594
March 2009	35	19.6	28	15.6	38	21.2	54	30.2	24	13.4	179	481,900	536,322
Year-to-date 2010	53	22.0	37	15.4	30	12.4	87	36.1	34	14.1	241	500,000	555,112
Year-to-date 2009	101	20.9	111	23.0	81	16.8	147	30.4	43	8.9	483	463,900	514,615
Brampton													
March 2010	21	43.8	13	27.1	5	10.4	9	18.8	0	0.0	48	415,450	424,333
March 2009	35	23.8	28	19.0	33	22.4	45	30.6	6	4.1	147	454,900	486,262
Year-to-date 2010	53	32.9	37	23.0	23	14.3	45	28.0	3	1.9	161	434,900	459,602
Year-to-date 2009	99	25.1	106	26.8	72	18.2	109	27.6	9	2.3	395	445,900	467,312
Caledon													
March 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
March 2009	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2010	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
Year-to-date 2009	1	7.1	0	0.0	1	7.1	8	57.1	4	28.6	14	600,000	768,800
Mississauga													
March 2010	0	0.0	0	0.0	2	7.1	23	82.1	3	10.7	28	582,400	618,093
March 2009	0	0.0	0	0.0	5	19.2	5	19.2	16	61.5	26	850,000	774,850
Year-to-date 2010	0	0.0	0	0.0	6	8.1	37	50.0	31	41.9	74	639,900	762,762
Year-to-date 2009	1	1.4	5	6.8	8	10.8	30	40.5	30	40.5	74	605,400	719,023
Halton Region													
March 2010	2	2.5	18	22.5	25	31.3	17	21.3	18	22.5	80	489,900	855,878
March 2009	44	25.0	25	14.2	36	20.5	49	27.8	22	12.5	176	462,990	602,521
Year-to-date 2010	30	10.6	69	24.4	103	36.4	44	15.5	37	13.1	283	463,990	648,027
Year-to-date 2009	83	20.0	83	20.0	75	18.0	124	29.8	51	12.3	416	467,445	609,237
Burlington													
March 2010	0	0.0	9	47.4	3	15.8	5	26.3	2	10.5	19	453,990	605,886
March 2009	8	18.2	12	27.3	10	22.7	12	27.3	2	4.5	44	450,990	511,559
Year-to-date 2010	1	1.7	20	33.3	29	48.3	7	11.7	3	5.0	60	455,490	564,692
Year-to-date 2009	15	15.2	24	24.2	20	20.2	31	31.3	9	9.1	99	485,990	582,972
Halton Hills													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	0.0	1	11.1	0	0.0	7	77.8	1	11.1	9	--	--
Year-to-date 2010	0	0.0	2	18.2	2	18.2	2	18.2	5	45.5	11	689,900	700,616
Year-to-date 2009	0	0.0	4	28.6	0	0.0	9	64.3	1	7.1	14	600,000	603,384
Milton													
March 2010	2	6.7	9	30.0	17	56.7	2	6.7	0	0.0	30	470,900	460,233
March 2009	32	44.4	12	16.7	19	26.4	6	8.3	3	4.2	72	410,900	449,116
Year-to-date 2010	29	19.6	47	31.8	63	42.6	6	4.1	3	2.0	148	442,990	451,922
Year-to-date 2009	60	32.8	55	30.1	41	22.4	24	13.1	3	1.6	183	430,900	454,761
Oakville													
March 2010	0	0.0	0	0.0	5	16.1	10	32.3	16	51.6	31	1,400,000	1,391,981
March 2009	4	7.8	0	0.0	7	13.7	24	47.1	16	31.4	51	575,000	886,865
Year-to-date 2010	0	0.0	0	0.0	9	14.1	29	45.3	26	40.6	64	652,140	1,170,607
Year-to-date 2009	8	6.7	0	0.0	14	11.7	60	50.0	38	31.7	120	619,995	867,165

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
March 2010	50	44.6	15	13.4	16	14.3	28	25.0	3	2.7	112	429,990	430,218
March 2009	112	70.9	8	5.1	21	13.3	11	7.0	6	3.8	158	339,945	388,679
Year-to-date 2010	154	45.6	30	8.9	40	11.8	107	31.7	7	2.1	338	431,450	439,997
Year-to-date 2009	277	63.2	27	6.2	62	14.2	60	13.7	12	2.7	438	358,945	402,247
Ajax													
March 2010	4	16.0	2	8.0	5	20.0	13	52.0	1	4.0	25	504,440	512,351
March 2009	8	32.0	2	8.0	11	44.0	4	16.0	0	0.0	25	466,600	461,430
Year-to-date 2010	13	12.3	3	2.8	16	15.1	73	68.9	1	0.9	106	541,100	524,986
Year-to-date 2009	26	26.0	11	11.0	40	40.0	23	23.0	0	0.0	100	479,900	469,600
Brock													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
March 2010	22	88.0	2	8.0	0	0.0	1	4.0	0	0.0	25	308,490	317,642
March 2009	28	77.8	1	2.8	4	11.1	3	8.3	0	0.0	36	302,490	327,440
Year-to-date 2010	51	85.0	5	8.3	1	1.7	2	3.3	1	1.7	60	322,900	344,494
Year-to-date 2009	64	74.4	3	3.5	6	7.0	10	11.6	3	3.5	86	313,445	363,709
Oshawa													
March 2010	12	54.5	3	13.6	3	13.6	4	18.2	0	0.0	22	353,072	378,349
March 2009	35	92.1	1	2.6	2	5.3	0	0.0	0	0.0	38	323,445	325,601
Year-to-date 2010	49	70.0	8	11.4	7	10.0	6	8.6	0	0.0	70	344,740	354,834
Year-to-date 2009	82	84.5	5	5.2	8	8.2	2	2.1	0	0.0	97	328,990	339,350
Pickering													
March 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
March 2009	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	713,800	716,660
Year-to-date 2010	0	0.0	0	0.0	0	0.0	9	90.0	1	10.0	10	590,500	645,103
Year-to-date 2009	0	0.0	0	0.0	5	22.7	11	50.0	6	27.3	22	623,550	654,564
Scugog													
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
March 2010	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
March 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	--	--
Year-to-date 2009	11	50.0	1	4.5	2	9.1	8	36.4	0	0.0	22	396,650	431,238
Whitby													
March 2010	12	38.7	6	19.4	7	22.6	5	16.1	1	3.2	31	446,900	439,994
March 2009	41	87.2	3	6.4	1	2.1	1	2.1	1	2.1	47	331,490	375,813
Year-to-date 2010	41	48.8	12	14.3	15	17.9	13	15.5	3	3.6	84	418,445	432,858
Year-to-date 2009	94	84.7	7	6.3	1	0.9	6	5.4	3	2.7	111	334,990	370,636

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2010	31	93.9	0	0.0	2	6.1	0	0.0	0	0.0	33	329,990	330,151
March 2009	15	57.7	1	3.8	2	7.7	5	19.2	3	11.5	26	372,990	468,561
Year-to-date 2010	95	92.2	4	3.9	2	1.9	2	1.9	0	0.0	103	325,900	329,658
Year-to-date 2009	45	63.4	8	11.3	7	9.9	8	11.3	3	4.2	71	369,000	415,506
Bradford West Gwillimbury													
March 2010	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	349,990	355,490
March 2009	11	64.7	1	5.9	2	11.8	1	5.9	2	11.8	17	372,990	445,413
Year-to-date 2010	45	91.8	4	8.2	0	0.0	0	0.0	0	0.0	49	347,990	344,595
Year-to-date 2009	39	73.6	5	9.4	6	11.3	1	1.9	2	3.8	53	355,990	390,908
Town of Mono													
March 2010	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	--	--
March 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2010	4	50.0	0	0.0	2	25.0	2	25.0	0	0.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
New Tecumseth													
March 2010	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	289,990	293,734
March 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	40	100.0	0	0.0	0	0.0	0	0.0	0	0.0	40	289,990	288,888
Year-to-date 2009	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
Orangeville													
March 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2009	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	429,400	468,958
Toronto CMA													
March 2010	108	15.7	93	13.5	93	13.5	293	42.5	102	14.8	689	532,990	659,564
March 2009	141	18.9	112	15.0	179	24.0	203	27.2	110	14.8	745	481,900	563,413
Year-to-date 2010	297	15.1	270	13.7	296	15.0	832	42.2	275	14.0	1,970	529,900	623,480
Year-to-date 2009	391	16.6	383	16.3	438	18.6	843	35.8	299	12.7	2,354	496,990	570,553
Oshawa CMA													
March 2010	46	59.0	11	14.1	10	12.8	10	12.8	1	1.3	78	356,445	383,392
March 2009	104	86.0	5	4.1	7	5.8	4	3.3	1	0.8	121	329,900	345,652
Year-to-date 2010	141	65.9	25	11.7	23	10.7	21	9.8	4	1.9	214	349,945	382,561
Year-to-date 2009	240	81.6	15	5.1	15	5.1	18	6.1	6	2.0	294	329,900	358,287
Greater Toronto Area													
March 2010	123	16.3	113	15.0	104	13.8	308	40.9	105	13.9	753	519,990	644,039
March 2009	238	26.9	128	14.5	194	21.9	214	24.2	110	12.4	884	467,250	533,815
Year-to-date 2010	344	16.1	311	14.5	346	16.2	858	40.1	282	13.2	2,141	514,990	611,887
Year-to-date 2009	601	22.5	414	15.5	466	17.4	884	33.0	311	11.6	2,676	486,100	551,805

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2010

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,283,206	982,164	30.7	1,216,309	980,549	24.0
Toronto	1,737,600	--	n/a	1,429,106	1,365,697	4.6
East York	--	--	n/a	1,050,900	1,038,692	1.2
Etobicoke	1,769,607	--	n/a	1,561,683	912,524	71.1
North York	1,576,113	1,005,907	56.7	1,494,710	1,013,586	47.5
Scarborough	513,718	--	n/a	504,812	492,775	2.4
York	--	--	n/a	--	--	n/a
York Region	539,062	506,717	6.4	548,860	538,910	1.8
Aurora	638,917	561,226	13.8	588,470	526,736	11.7
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	--	--	n/a	464,298	370,657	25.3
King Township	--	--	n/a	--	--	n/a
Markham	556,865	454,922	22.4	542,676	525,133	3.3
Newmarket	445,803	388,568	14.7	429,861	384,891	11.7
Richmond Hill	462,481	668,205	-30.8	501,283	677,137	-26.0
Vaughan	599,698	581,514	3.1	596,187	597,670	-0.2
Whitchurch-Stouffville	406,479	484,223	-16.1	433,220	497,458	-12.9
Peel Region	496,594	536,322	-7.4	555,112	514,615	7.9
Brampton	424,333	486,262	-12.7	459,602	467,312	-1.6
Caledon	--	--	n/a	--	768,800	n/a
Mississauga	618,093	774,850	-20.2	762,762	719,023	6.1
Halton Region	855,878	602,521	42.0	648,027	609,237	6.4
Burlington	605,886	511,559	18.4	564,692	582,972	-3.1
Halton Hills	--	--	n/a	700,616	603,384	16.1
Milton	460,233	449,116	2.5	451,922	454,761	-0.6
Oakville	1,391,981	886,865	57.0	1,170,607	867,165	35.0
Durham Region	430,218	388,679	10.7	439,997	402,247	9.4
Ajax	512,351	461,430	11.0	524,986	469,600	11.8
Brock	--	--	n/a	--	--	n/a
Clarington	317,642	327,440	-3.0	344,494	363,709	-5.3
Oshawa	378,349	325,601	16.2	354,834	339,350	4.6
Pickering	--	716,660	n/a	645,103	654,564	-1.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	431,238	n/a
Whitby	439,994	375,813	17.1	432,858	370,636	16.8
Remainder of Toronto CMA	330,151	468,561	-29.5	329,658	415,506	-20.7
Bradford West Gwillimbury	355,490	445,413	-20.2	344,595	390,908	-11.8
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	293,734	--	n/a	288,888	--	n/a
Orangeville	--	--	n/a	--	468,958	n/a
Toronto CMA	659,564	563,413	17.1	623,480	570,553	9.3
Oshawa CMA	383,392	345,652	10.9	382,561	358,287	6.8
Greater Toronto Area (GTA)	644,039	533,815	20.6	611,887	551,805	10.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
March 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,999	18,937	15,750	63.5	434,693	20.1	445,123
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	Q1 2010	22,711	75.3		41,684			428,043	19.6	
	YTD 2009	12,957	-26.9		34,077			358,036	-5.6	
	YTD 2010	22,711	75.3		41,684			428,043	19.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
March 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	554	1,348	1,289	43.0	257,095	5.5	263,774
	February	506	-34.3	559	1,212	1,225	45.6	263,838	-2.8	266,190
	March	694	-15.8	658	779	736	89.4	263,970	-4.2	265,172
	April	843	-14.8	680	779	617	110.3	269,596	-2.2	268,471
	May	1,026	-2.4	744	1,546	1,145	64.9	278,592	-1.5	271,991
	June	1,115	15.4	835	1,468	1,307	63.9	281,765	-0.5	273,743
	July	1,033	15.8	866	1,313	1,337	64.8	285,247	3.7	281,457
	August	876	17.4	836	1,169	1,179	70.9	278,480	2.8	279,408
	September	825	9.3	870	1,169	1,090	79.8	282,308	5.2	282,733
	October	858	49.0	916	1,169	1,182	77.5	288,986	9.1	288,722
	November	695	69.9	881	986	1,304	67.6	286,497	6.5	287,839
	December	507	91.3	933	547	1,430	65.3	286,724	9.1	293,499
2010	January	532	52.0	849	1,120	1,068	79.5	289,195	12.5	296,549
	February	819	61.9	907	1,481	1,498	60.6	286,635	8.6	289,544
	March	819	18.0	788	1,481	1,418	55.5	286,635	8.6	288,306
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,550	-27.8		3,339			262,374	-1.3	
	Q1 2010	2,170	40.0		4,082			287,263	9.5	
	YTD 2009	1,550	-27.8		3,339			262,374	-1.3	
	YTD 2010	2,170	40.0		4,082			287,263	9.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
March 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85		115.3	2,919	9.4	68.2	860
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA March 2010										
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85		115.3	183.0	10.3	68.6	876
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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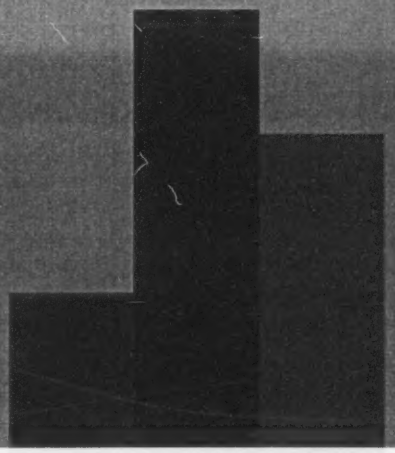

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